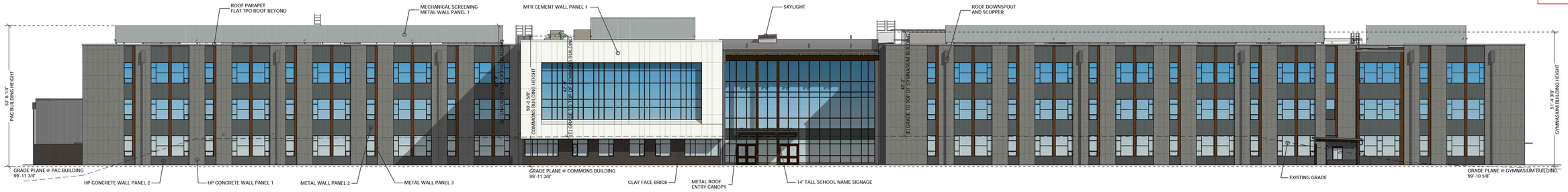
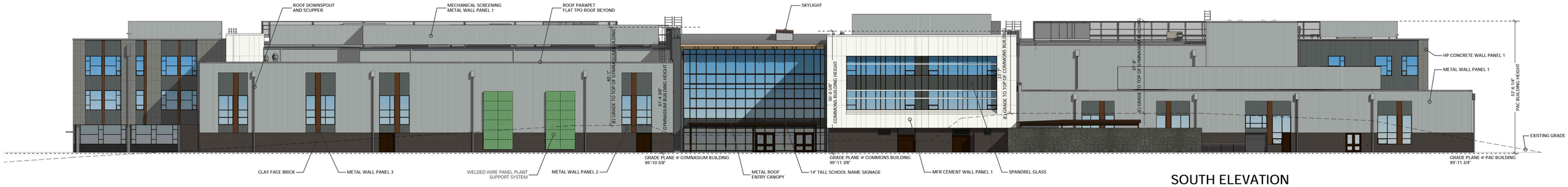
PRJ19-00008 Attachment 098



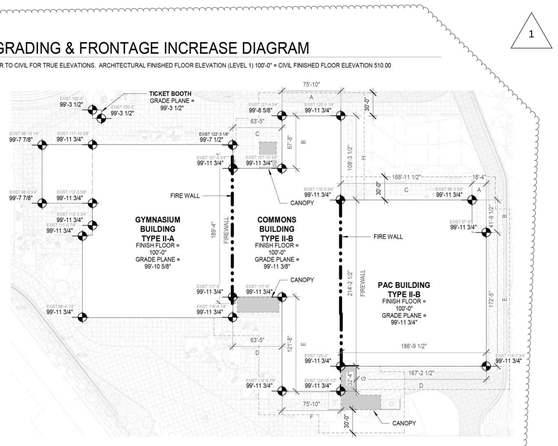
NORTH ELEVATION



SOUTH ELEVATION

GRADING & FRONTAGE INCREASE DIAGRAM

REFER TO CIVIL FOR TRUE ELEVATIONS. ARCHITECTURAL FINISHED FLOOR ELEVATION (LEVEL 1) 100'-0" = CIVIL FINISHED FLOOR ELEVATION 510.00



IMC 18.02.040 - BUILDING OR STRUCTURE HEIGHT SHALL BE MEASURED FROM THE AVERAGE GRADE OF THE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF.

4. HEIGHT EXCEPTIONS: g. MECHANICAL PENTHOUSE OR ORNAMENTAL SCREENING FOR ROOFTOP HEATING, VENTILATING, AND AIR CONDITIONING EQUIPMENT, AND STAIR TOWERS (TO THE MINIMUM REQUIRED BY THE BUILDING CODE).

BUILDING HEIGHT FOR THE HIGH SCHOOL IS DETERMINED BY AVERAGE GRADE OF FINISH GRADE. EXISTING GRADES ARE HIGHER.

AVERAGE GRADE ELEVATION:

TICKET BOOTH
(99'-3 1/2"+99'-3 1/2"+99'-3 1/2")/4=99'-3 1/2" GRADE PLANE

GMNASIUM BUILDING
(99'-11 3/4"+99'-11 3/4"+99'-11 3/4"+99'-11 3/4"+99'-11 3/4"+99'-11 3/4"+99'-7 7/8"+99'-7 7/8"+99'-11 3/4"+99'-7 1/2"+99'-11 3/4")/11=99'-10 5/8" GRADE PLANE

COMMONS BUILDING
(99'-11 3/4"+99'-11 3/4"+99'-11 3/4"+99'-11 3/4"+99'-11 3/4"+99'-11 3/4"+99'-11 3/4"+99'-11 3/4"+99'-8 5/8"+99'-11 3/4"+99'-11 3/4")/10=99'-11 3/8" GRADE PLANE

PAC BUILDING
(99'-11 3/4"+99'-11 3/4"+99'-11 3/4"+99'-11 3/4")/5=99'-11 3/4" GRADE PLANE

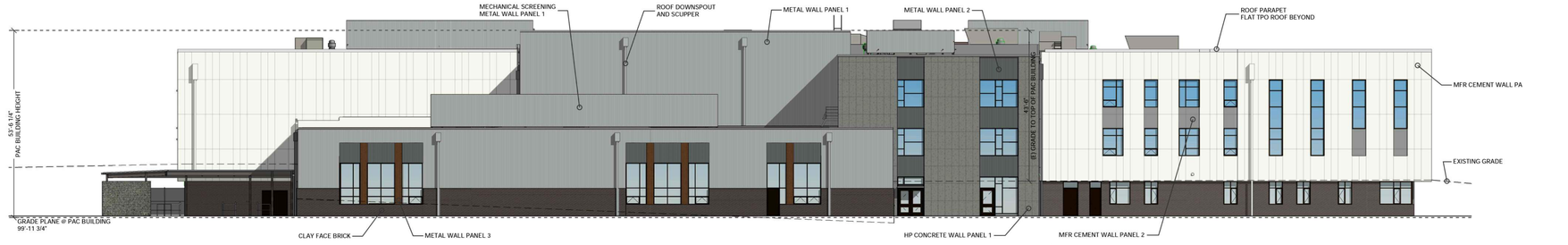
AREA FACTOR INCREASE:

If = [F/P - 0.25] W/30

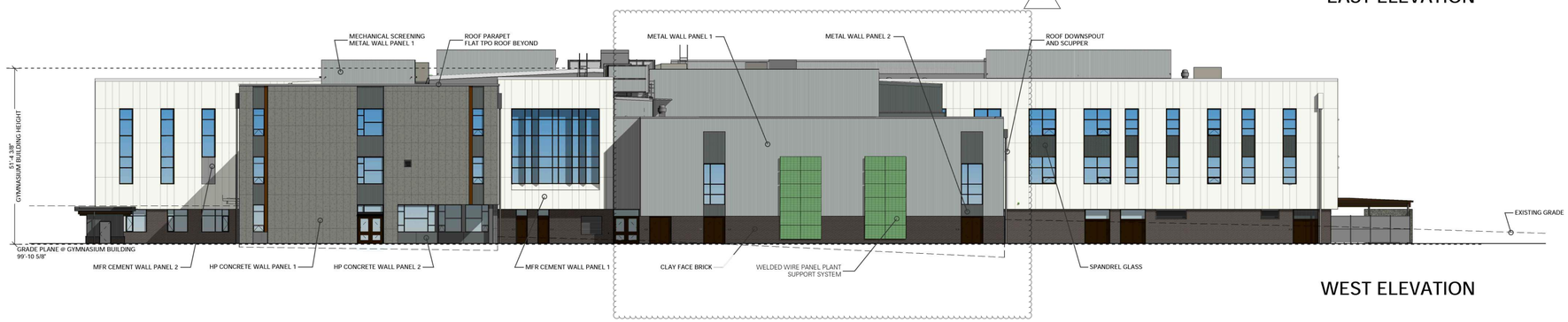
GYMNASIUM BUILDING NO FRONTAGE INCREASE

COMMONS BUILDING
BUILDING PERIMETER (P)= 75'-10"+67'-8"+63'-5"+189'-4"+63'-5"+121'-8"+75'-10"+32'-4"+214'-2 1/2"+108'-3 1/2" (P) = 1,012'
PUBLIC WAY (F)= 75'-10" (A)+67'-8" (B)+63'-5" (C)+63'-5" (D)+121'-8" (E)+75'-10" (F)+32'-4" (G)+108-3 1/2" (H) (F) = 608'-5 1/2"
If = 608.45/1012.00-0.25]30/30 (If) = **.35**

PAC BUILDING
BUILDING PERIMETER (P)= 18'-4"+41'-9 1/2"+168'-11 1/2"+214'-2 1/2"+186'-9 1/2"+172'-5" (P) = 802'-6"
PUBLIC WAY (F)= 18'-4" (A) + 41'-9 1/2" (B) + 168'-11 1/2" (C)+167'-2 1/2" (D) +172'-5" (E) (F) = 568'-3 1/2"
If = [568.29/802.5-0.25]30/30 (If) = **.45**



EAST ELEVATION



WEST ELEVATION

A1.0 LU HIGH SCHOOL ELEVATIONS

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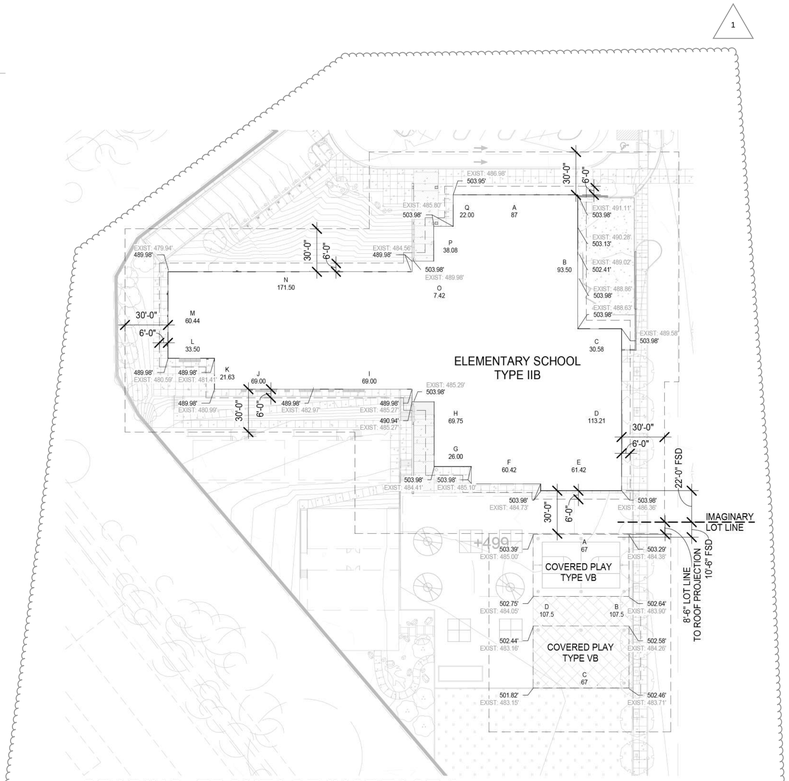


GRADING, FRONTAGE INCREASE & FIRE SEPARATION DISTANCE

1" = 50'-0"

0' 25' 50' 100'

IMC 18.02.040 - BUILDING OR STRUCTURE HEIGHT SHALL BE MEASURED FROM THE AVERAGE GRADE OF THE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF.

4. HEIGHT EXCEPTIONS: g. MECHANICAL PENTHOUSE OR ORNAMENTAL SCREENING FOR ROOFTOP HEATING, VENTILATING, AND AIR CONDITIONING EQUIPMENT, AND STAIR TOWERS (TO THE MINIMUM REQUIRED BY THE BUILDING CODE).

BUILDING HEIGHT FOR THE ELEMENTARY SCHOOL AND COVERED PLAY ARE DETERMINED BY AVERAGE GRADE OF EXISTING GRADE. EXISTING GRADES ARE LOWER.

ELEMENTARY SCHOOL:

A:	(486.98 + 491.11) / 2 x	87 =	42,547
B:	(491.11 + 488.63) / 2 x	93.50 =	45,803
C:	(488.63 + 489.58) / 2 x	30.58 =	14,957
D:	(489.58 + 486.36) / 2 x	113.21 =	55,243
E:	(486.36 + 484.73) / 2 x	61.42 =	29,822
F:	(484.73 + 485.10) / 2 x	60.42 =	29,299
G:	(485.10 + 484.41) / 2 x	26.00 =	12,604
H:	(484.41 + 485.27) / 2 x	69.75 =	33,818
I:	(485.27 + 482.97) / 2 x	69.00 =	33,404
J:	(482.97 + 480.99) / 2 x	69.00 =	33,257
K:	(480.99 + 481.41) / 2 x	21.63 =	10,408
L:	(481.41 + 480.59) / 2 x	33.50 =	16,114
M:	(480.59 + 479.94) / 2 x	60.44 =	29,027
N:	(479.94 + 484.56) / 2 x	171.50 =	82,706
O:	(484.56 + 489.98) / 2 x	7.42 =	3,615
P:	(489.98 + 485.80) / 2 x	38.08 =	18,579
Q:	(485.80 + 486.98) / 2 x	22.00 =	10,700
TOTAL PERIMETER =		1,034.45	501,903

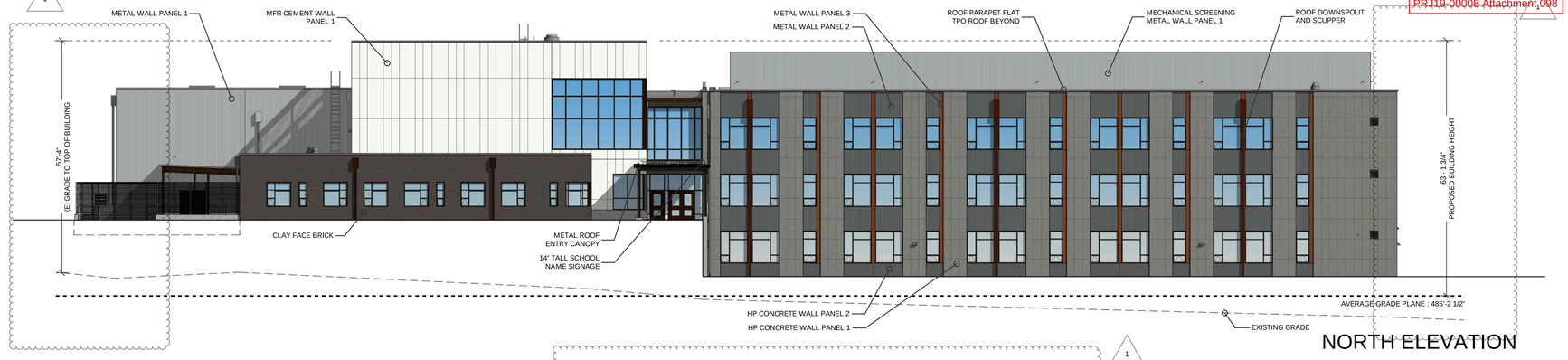
501,903 / 1,034.45 = 485.19 FEET, GRADE PLANE ELEVATION

COVERED PLAY:

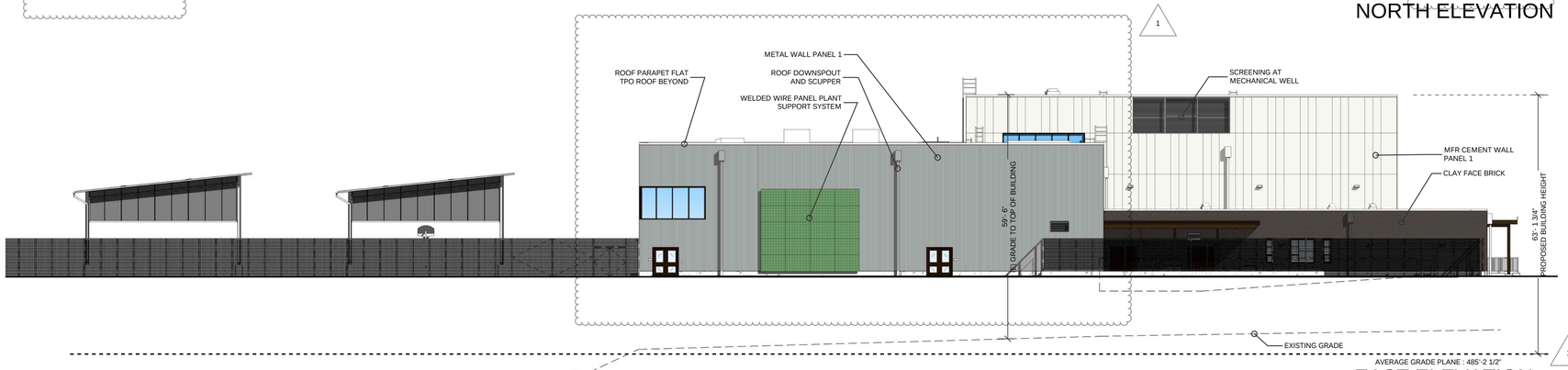
A:	(485.00 + 484.38) / 2 x	67.0 =	32,474
B:	(484.38 + 483.71) / 2 x	107.5 =	52,034
C:	(483.71 + 483.15) / 2 x	67.0 =	32,390
D:	(483.15 + 485.00) / 2 x	107.5 =	52,038
TOTAL PERIMETER =		349	168,936

168,936 / 349 = 484.06 FEET, GRADE PLANE ELEVATION

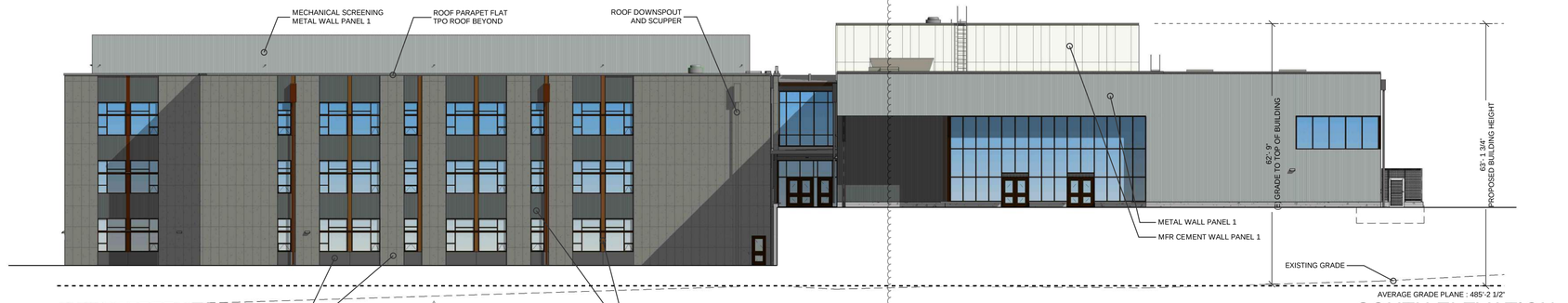
ELEMENTARY SCHOOL FRONTAGE INCREASE:
If = .75 = [F/P - 0.25] W/30
= [1 - 0.25] 1/30



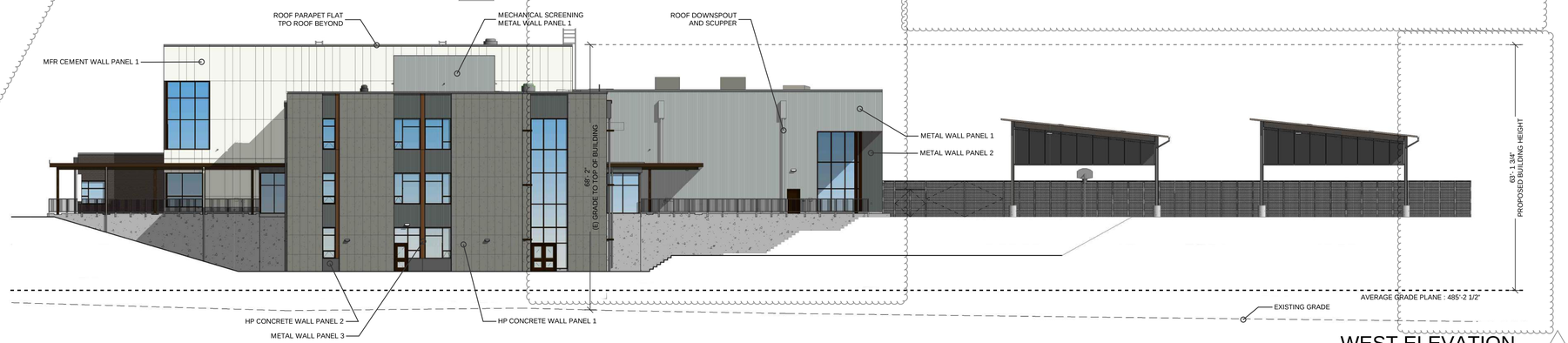
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

SDP SUBMITTAL / MAY 2021

A1.1 LU ELEMENTARY SCHOOL ELEVATIONS

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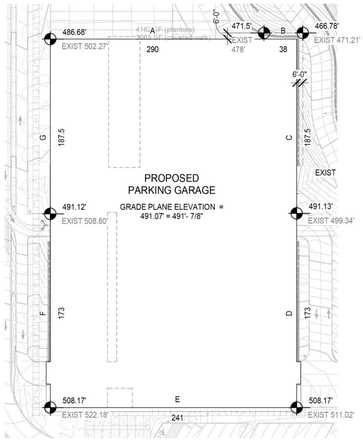
SDP SUBMITTAL / ELEVATIONS

GRADE PLANE - DIAGRAM



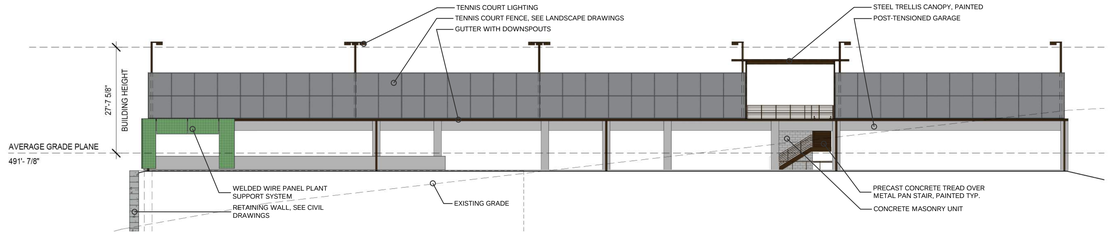
IMC 18.02.040 - BUILDING OR STRUCTURE HEIGHT SHALL BE MEASURED FROM THE AVERAGE GRADE OF THE EXISTING OR FINISHED GRADE, WHICHEVER IS LOWER, TO THE MIDPOINT OF THE HIGHEST GABLE OF A PITCHED OR HIPPED ROOF WITH A MINIMUM 4:12 PITCH AND A MAXIMUM OF 12:12 PITCH, OR THE HIGHEST POINT OF THE COPING OF A FLAT ROOF.

BUILDING HEIGHT FOR THE PARKING GARAGE IS DETERMINED BY AVERAGE GRADE OF FINISH GRADE. EXISTING GRADES ARE HIGHER.

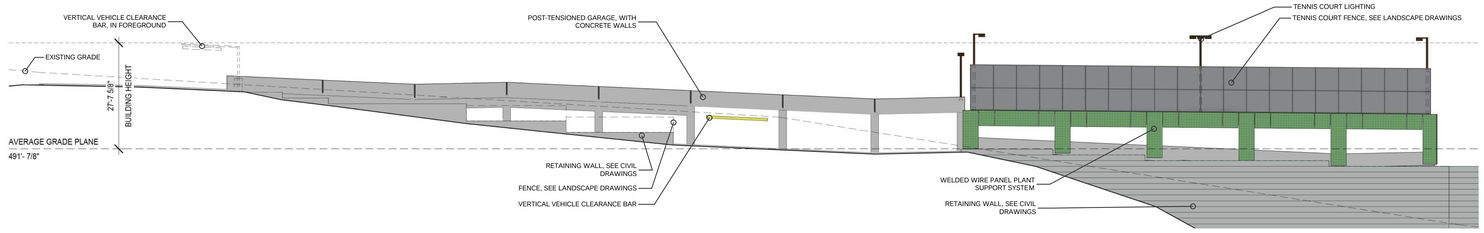
AVERAGE GRADE PLANE ELEVATION: REFER TO A3.11 BUILDING ELEVATIONS AND SECTIONS FOR PROPOSED BUILDING HEIGHT

PARKING GARAGE

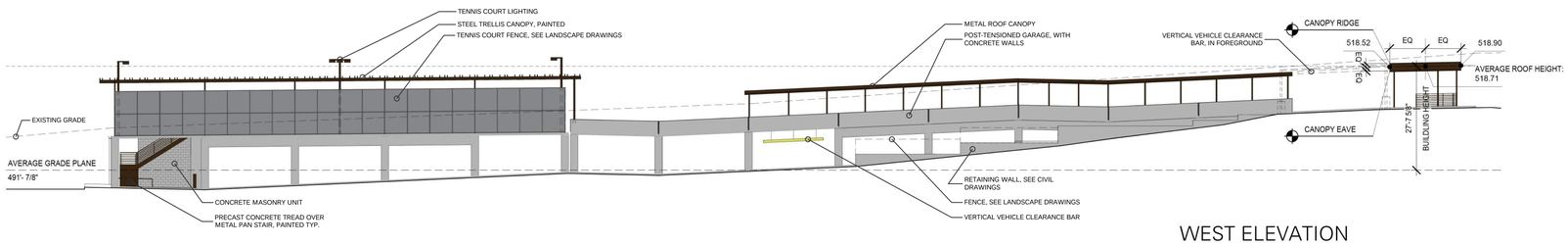
A-(486.68+471.5)/2 x290	=138,837.50
B-(471.5+466.78)/2 x38	=17,827.32
C-(466.78+491.13)/2 x187.5	=89,804.06
D-(491.13+508.17)/2 x173	=86,439.45
E-(508.17+508.17)/2 x241	=122,468.97
F-(508.17+491.12)/2 x173	=86,438.59
G-(491.12+486.68)/2 x187.5	=91,668.75
PERIMETER 1,290	=633,484.64
633484.64/1,290	=491.07 FEET - GRADE PLANE ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

A1.2 LU GARAGE ELEVATIONS

0 8 16' 32'

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SDP SUBMITTAL / FIRST FLOOR PLAN

HIGH SCHOOL #4 / MAY 2021

N

0 8' 16' 32'

A2.0 LU HIGH SCHOOL FLOOR PLANS

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SITE SUBMITTAL / SECOND FLOOR PLAN

HIGH SCHOOL #4 / MAY 2021

N

0 8' 16' 32'

A2.0 LU HIGH SCHOOL FLOOR PLANS

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SITE SUBMITTAL / THIRD FLOOR PLAN

HIGH SCHOOL #4 / MAY 2021

N

0 8' 16' 32'

A2.0 LU HIGH SCHOOL FLOOR PLANS

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SDP SUBMITTAL / FIRST FLOOR PLAN

N

0 4 8' 16'

A2.1 LU ELEMENTARY SCHOOL FLOOR PLANS

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SDP SUBMITTAL / SECOND FLOOR PLAN

ELEMENTARY SCHOOL #17 / MAY 2021

N

0 4 8' 16'

A2.1 LU ELEMENTARY SCHOOL FLOOR PLANS

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SDP SUBMITTAL / THIRD FLOOR PLAN

ELEMENTARY SCHOOL #17 / MAY 2021

N

0 4 8' 16'

A2.1 LU ELEMENTARY SCHOOL FLOOR PLANS

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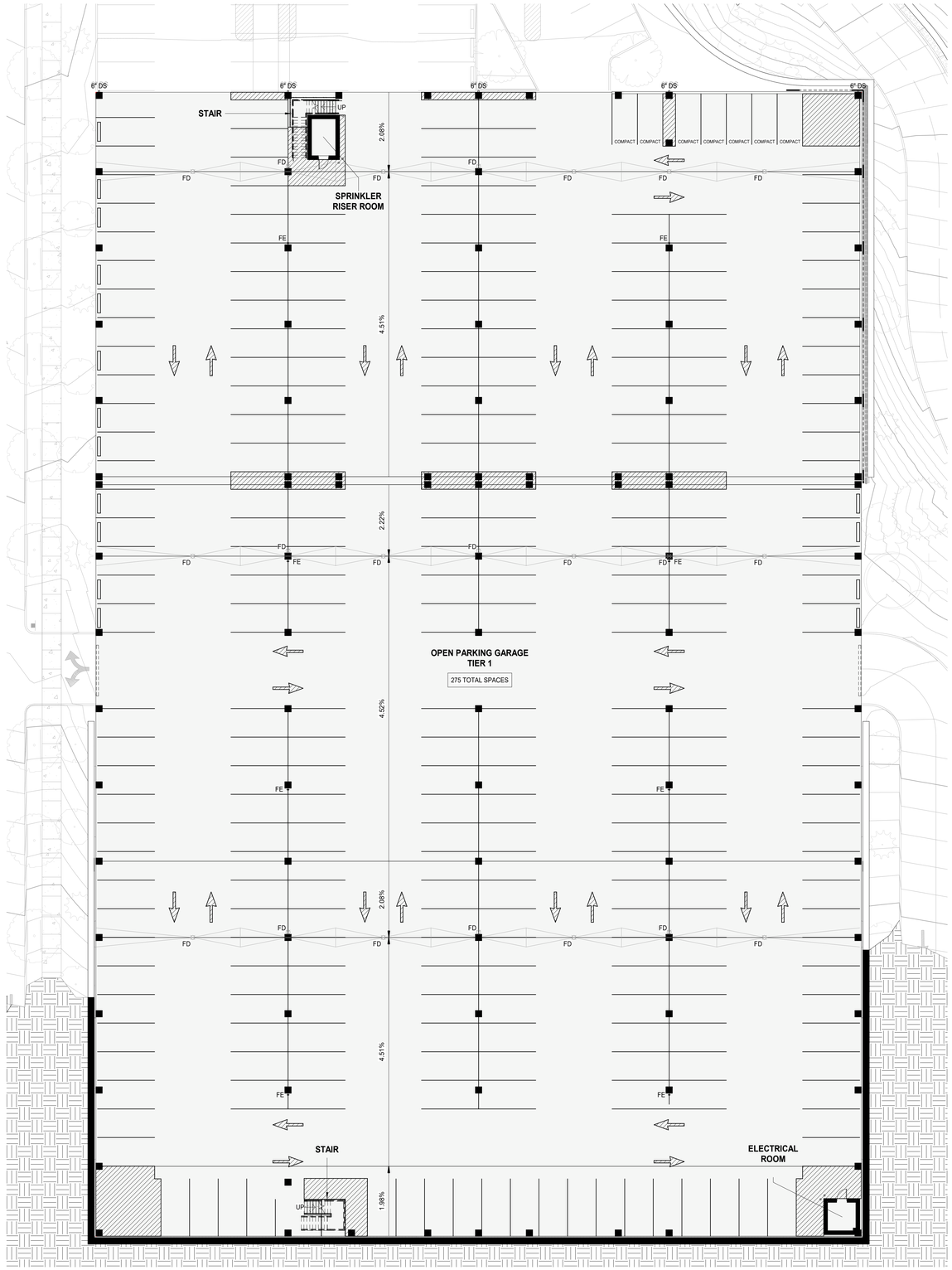
SDP SUBMITTAL / TIER 1 & TIER 2



A2.2 LU GARAGE FLOOR PLANS

PARKING GARAGE/ MAY 2021

N

0 8 16' 32'

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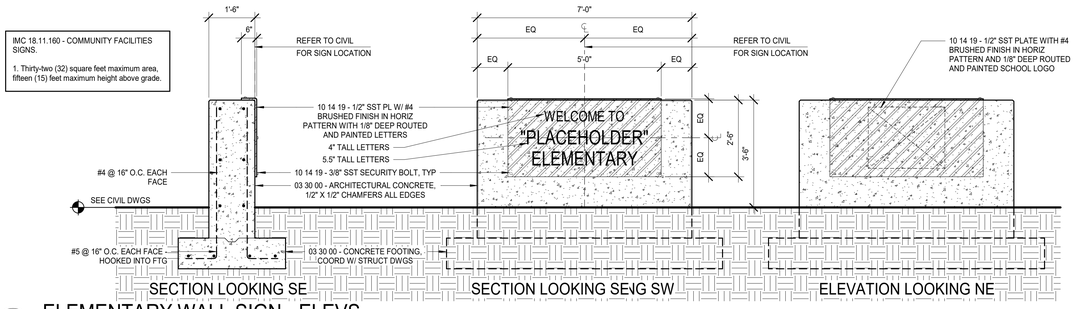
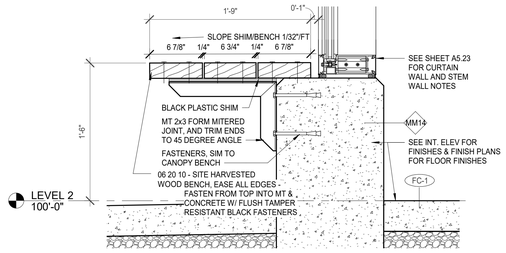
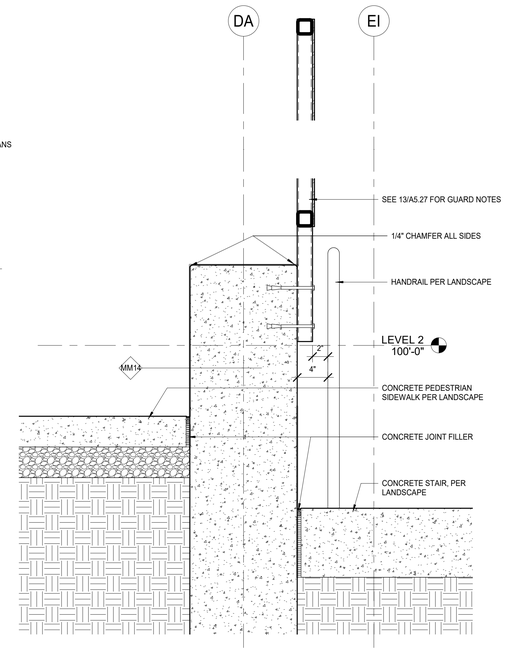


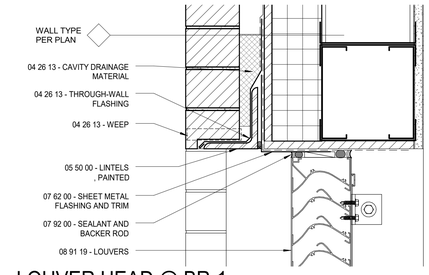
21 ELEMENTARY WALL SIGN - ELEVS
1/2" = 1'-0"



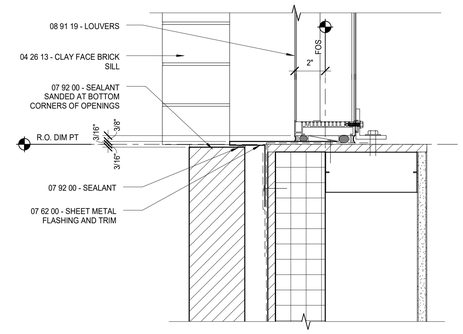
12 SECTION @ CW-3b BENCH
1 1/2" = 1'-0"



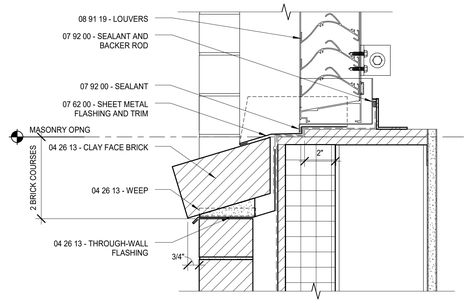
ENTRY GUARD RAIL / EXTERIOR STAIR HANDRAIL
1 1/2" = 1'-0"



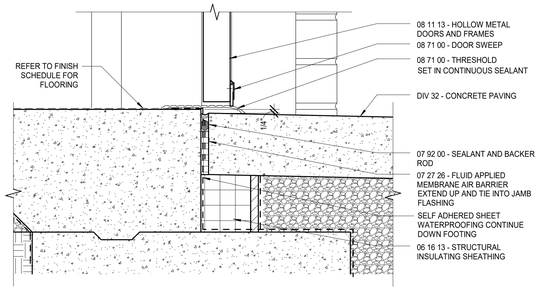
1 LOUVER HEAD @ BR-1
3" = 1'-0"



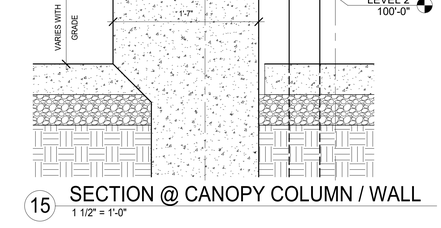
2 LOUVER JAMB @ BR-1
3" = 1'-0"



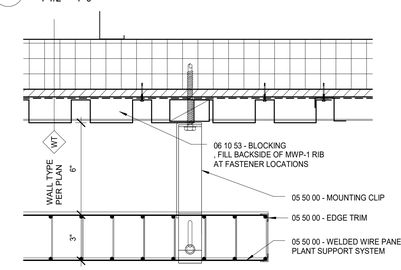
3 LOUVER SILL @ BR-1
3" = 1'-0"



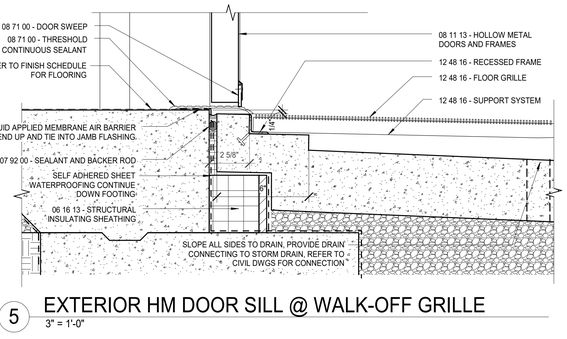
4 EXTERIOR HM DOOR SILL @ CONC
3" = 1'-0"



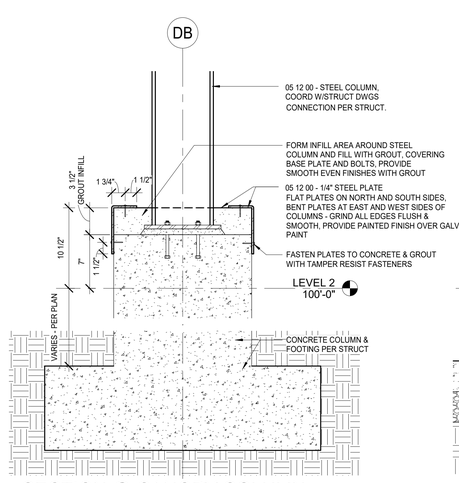
13 SECTION @ CANOPY BENCH
1 1/2" = 1'-0"



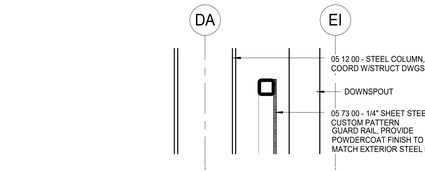
9 PLANT SUPPORT SCREEN - PLAN
3" = 1'-0"



5 EXTERIOR HM DOOR SILL @ WALK-OFF GRILLE
3" = 1'-0"

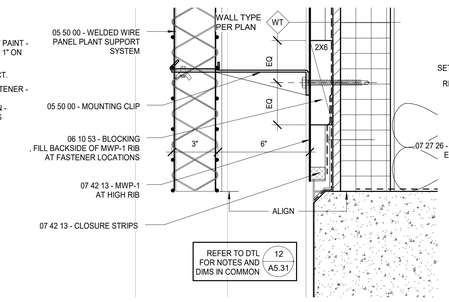


18 PLAN DETAIL @ CANOPY COLUMN
1 1/2" = 1'-0"



15 SECTION @ CANOPY COLUMN / WALL
1 1/2" = 1'-0"

20 SECTION @ CANOPY COLUMN
1 1/2" = 1'-0"



10 PLANT SUPPORT SCREEN - SECTION
3" = 1'-0"

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Seattle, WA 98109
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CIVIL ENGINEER
AHBL
1200 6th Avenue, Suite 1620
Seattle, WA 98101
T (206) 267 2425

LANDSCAPE ARCHITECT
AHBL
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STRUCTURAL ENGINEER
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MECHANICAL ENGINEER
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ELECTRICAL ENGINEER
Travis Fitzmaurice & Associates
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T (206) 285 7228

KITCHEN
Stafford Design Group
19528 Twelfth Ave. NE
Seattle, WA 98115
T (253) 269 4506

ACOUSTICS
THE GREENBUSCH GROUP
1900 W. Nickerson St., Suite 201
Seattle, WA 98119
T (206) 378 0569

ONE INCH
AT FULL SIZE

#	REVISIONS	DATE
2	DWG ADJUSTMENTS	09/30/2020
1	DWG ADJUSTMENTS	07/02/2020

ISSAQUAH SCHOOL DISTRICT NO. 411

ELEMENTARY SCHOOL #17

4221 228TH AVE SE,
ISSAQUAH, WA 98029

JOB NO: 1802
ISSUE DATE: 09/30/2020

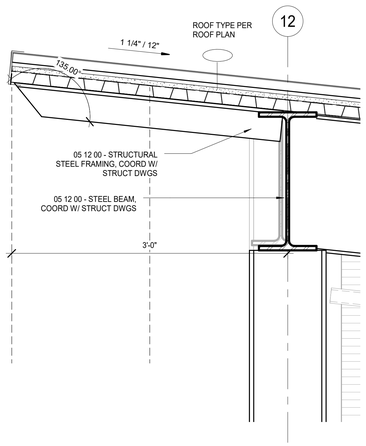
Jurisdiction Stamp Area

PERMIT DOCUMENTS

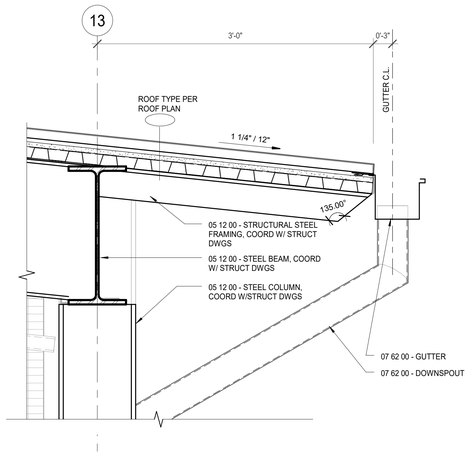
EXTERIOR DETAILS

A5.27 ES

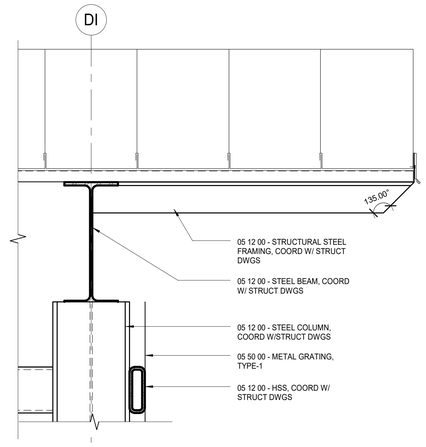
5/3/2021 10:19:02 AM



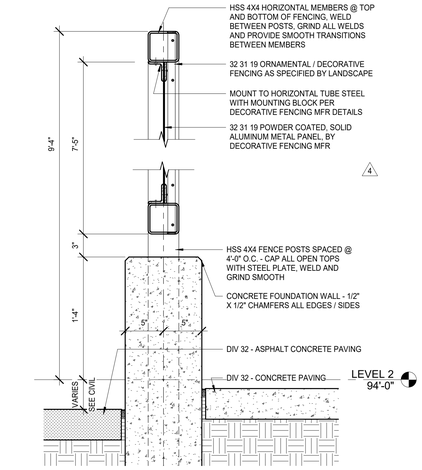
21 COVERED PLAY @ RIDGE
1 1/2" = 1'-0"



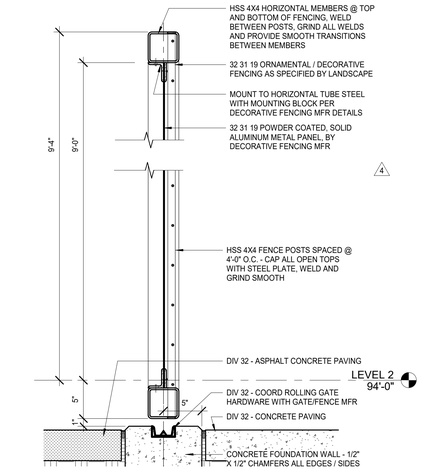
16 COVERED PLAY @ GUTTER
1 1/2" = 1'-0"



11 COVERED PLAY @ ENDWALL
1 1/2" = 1'-0"



1 DECORATIVE FENCE @ LOADING DOCK
1 1/2" = 1'-0"



2 DECORATIVE GATE@ LOADING DOCK
1 1/2" = 1'-0"

23 COVERED PLAY DOWNSPOUT
1 1/2" = 1'-0"

18 COVERED PLAY FOOTING
1" = 1'-0"

13 LOADING DOCK BUMPER - C1
1 1/2" = 1'-0"

25 LOADING DOCK GUARDRAIL
1 1/2" = 1'-0"

5/19/2021 1:20:17 PM

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ACOUSTICS
THE GREENBUSCH GROUP
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AT FULL SIZE

#	REVISIONS	DATE
4	LANDUSE REV	05/21/2021
3	DWG ADJUSTMENTS	TBD
2	DWG ADJUSTMENTS	09/30/2020
1	DWG ADJUSTMENTS	07/02/2020

ISSAQUAH SCHOOL DISTRICT NO. 411

ELEMENTARY SCHOOL #17

4221 228TH AVE SE,
ISSAQUAH, WA 98029

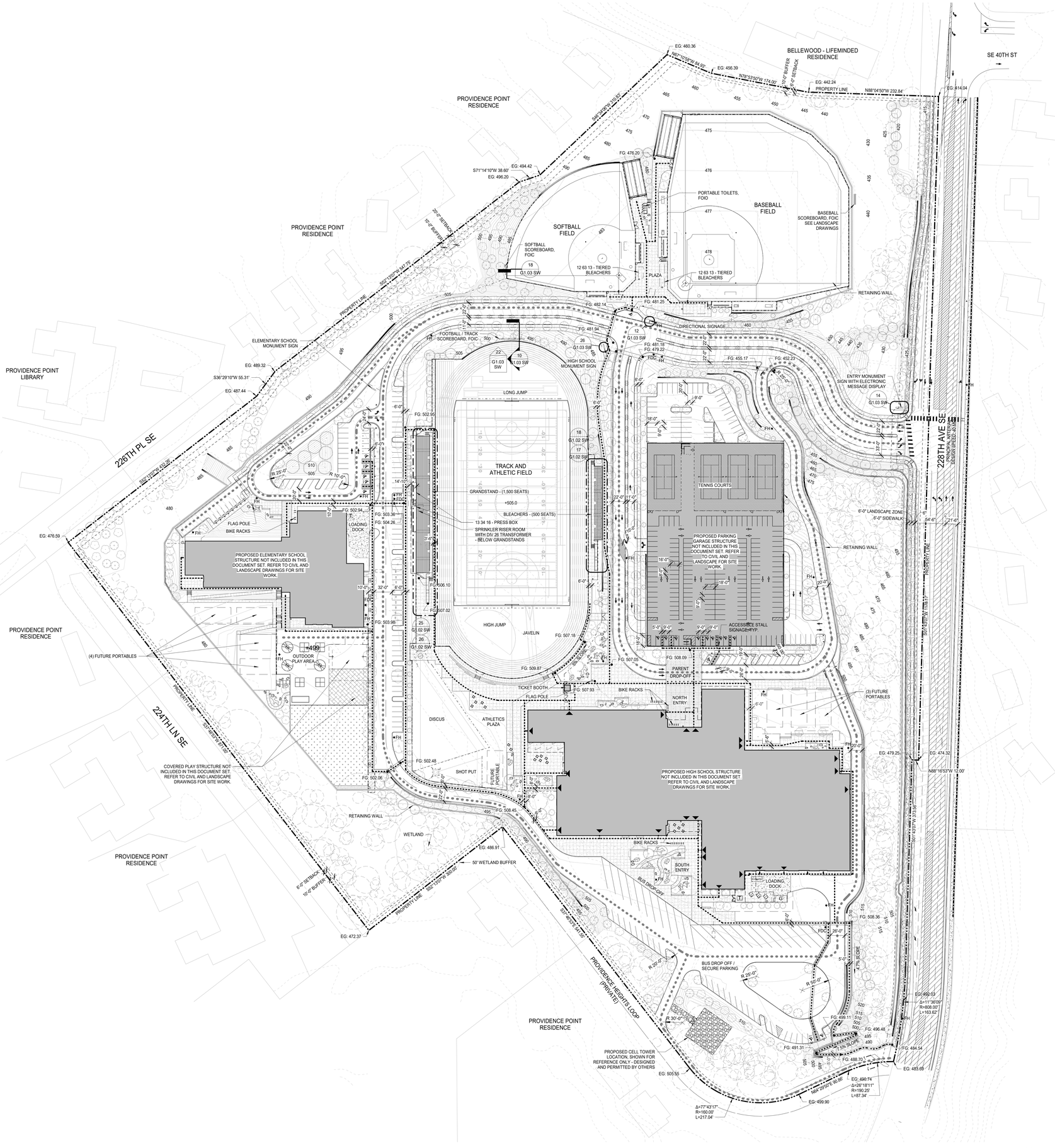
JOB NO: 1802
ISSUE DATE: 09/30/2020

Jurisdiction Stamp Area

PERMIT DOCUMENTS

EXTERIOR DETAILS

A5.34 ES



1 SITE PLAN - SW2
1" = 60'-0"

0' 30' 60' 120'

N

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- SITE BUFFER
- PROPOSED GRADE, 1' CONTOURS
- EXISTING GRADE, 5' CONTROUS
- ACCESSIBLE ROUTE
- FIRE LANE
- FENCING
- FUTURE PORTABLES
- RETAINING WALL
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- CONCRETE PAVING
- WORK NOT INCLUDED IN THIS SET
- ASPHALT
- BUILDING EXIT - SEE CODE ANALYSIS PLANS
- TREES TO REMAIN
- NEW TREES (SEE LANDSCAPE PLANTING PLAN)

5/7/2021 5:38:47 PM

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#	REVISIONS	DATE

ISSAQUAH SCHOOL DISTRICT NO. 411

HIGH SCHOOL #4 ELEMENTARY SCHOOL #17

4221 228TH AVE SE,
ISSAQUAH, WA 98029

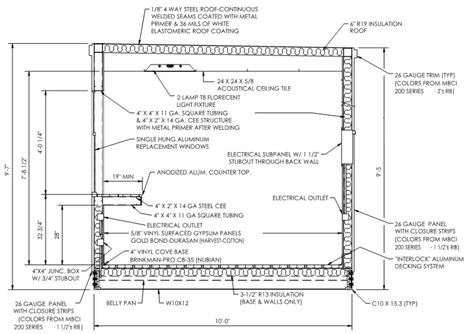
JOB NO: 1802
ISSUE DATE: 9/30/2020

Jurisdiction Stamp Area

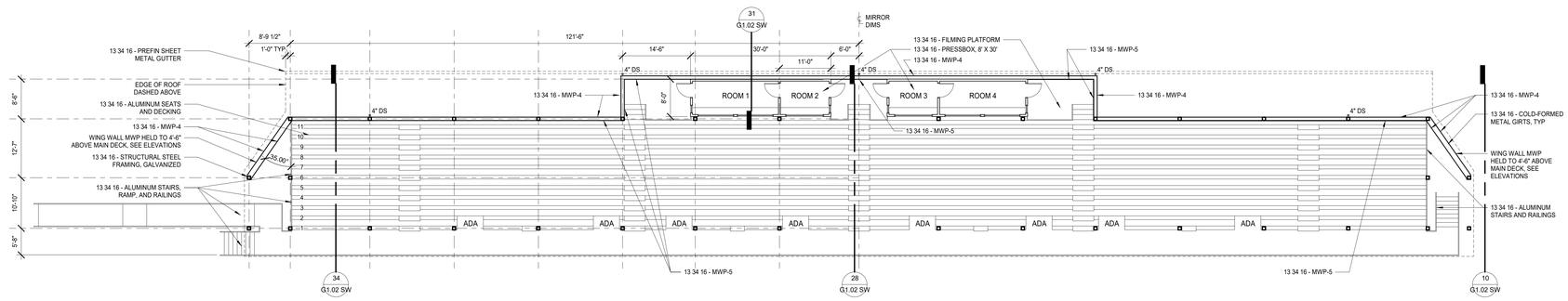
PERMIT DOCUMENTS

ARCHITECTURAL
SITE PLAN

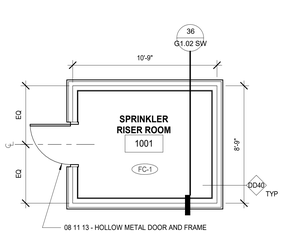
G1.00 SW

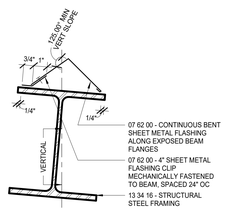


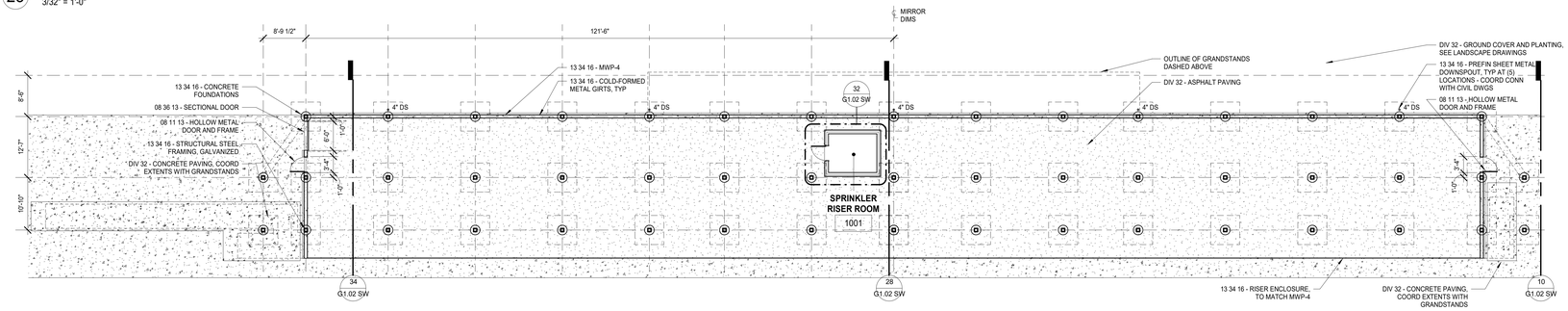
31 PRESS BOX - SECTION
1/4" = 1'-0"



25 HOME GRANDSTANDS - SEATING PLAN
3/32" = 1'-0"



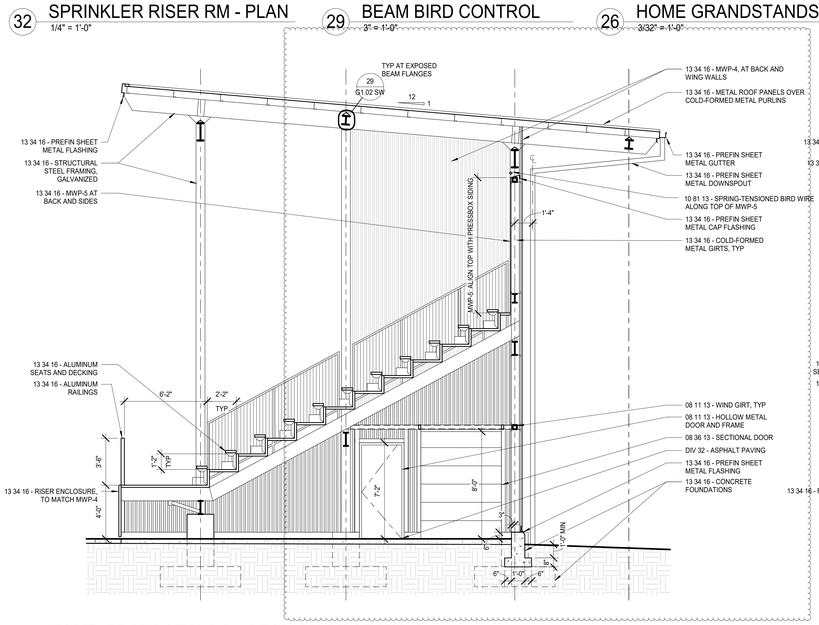


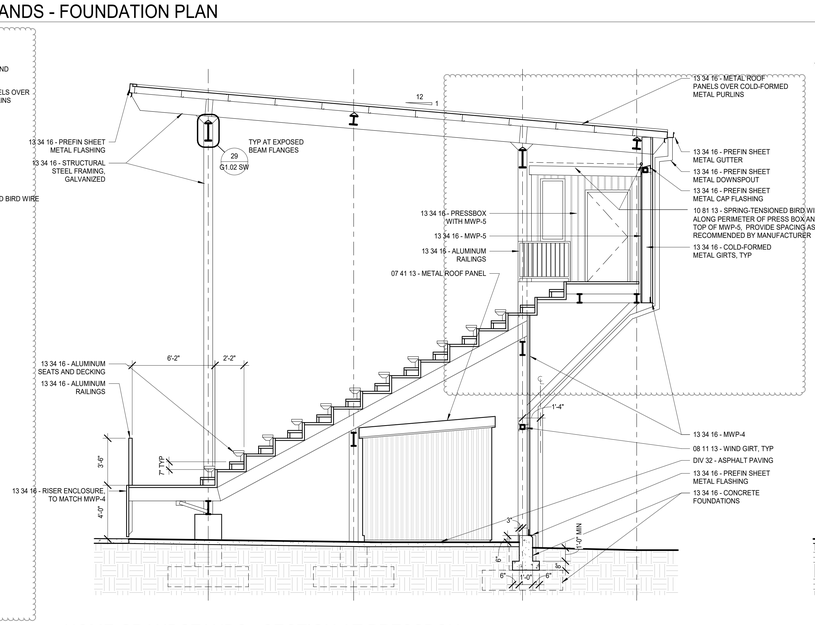


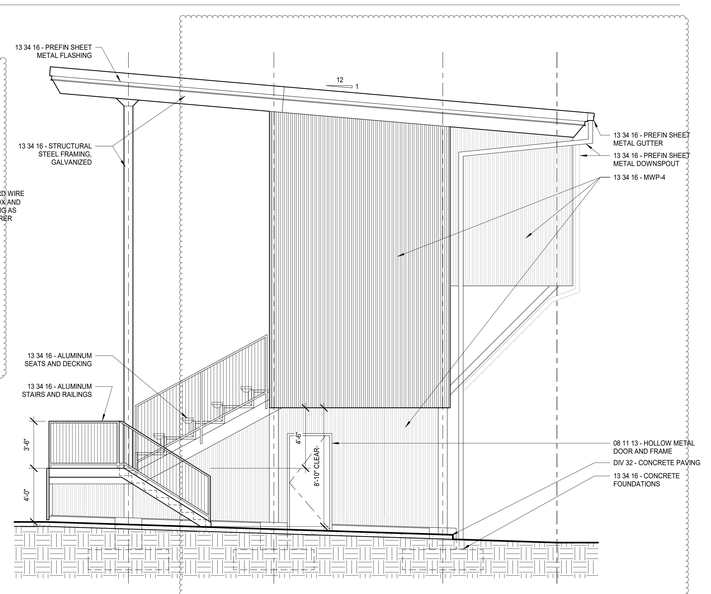
32 SPRINKLER RISER RM - PLAN
1/4" = 1'-0"

29 BEAM BIRD CONTROL
3" = 1'-0"

26 HOME GRANDSTANDS - FOUNDATION PLAN
3/32" = 1'-0"



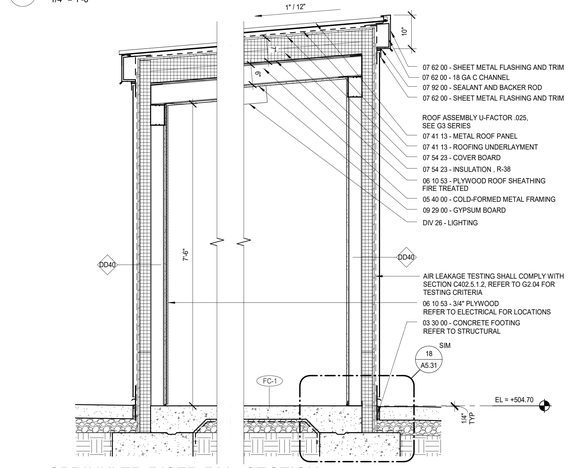




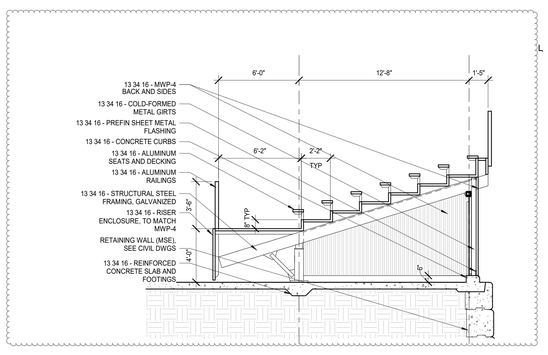
34 HOME GRANDSTANDS - SECTION AT SEATING
1/4" = 1'-0"

28 HOME GRANDSTANDS - SECTION AT PRESSBOX
1/4" = 1'-0"

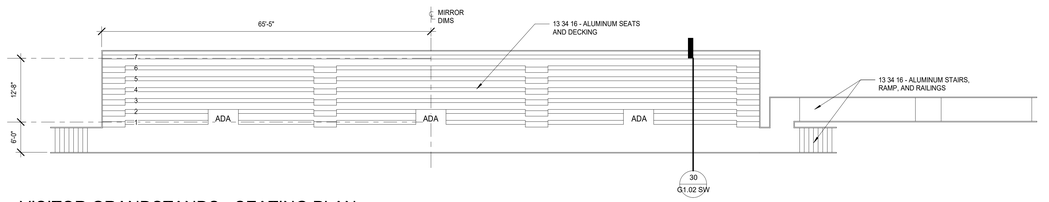
10 HOME GRANDSTANDS - NORTH ELEVATION
1/4" = 1'-0"



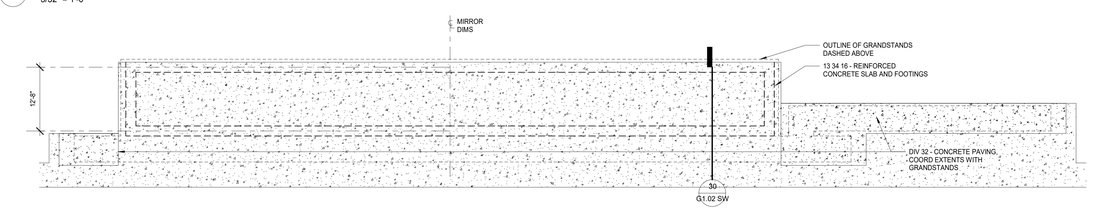
36 SPRINKLER RISER RM - SECTION
3/4" = 1'-0"



30 VISITOR GRANDSTANDS - SECTION AT SEATING
1/4" = 1'-0"



17 VISITOR GRANDSTANDS - SEATING PLAN
3/32" = 1'-0"



18 VISITOR GRANDSTANDS - FOUNDATION PLAN
3/32" = 1'-0"

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ONE INCH
AT FULL SIZE

#	REVISIONS	DATE
1	DRAWING ADJUSTMENTS	09/18/2020

PERMIT DOCUMENTS

ISSAQUAH SCHOOL DISTRICT NO. 411

HIGH SCHOOL #4

4221 228TH AVE SE,
ISSAQUAH, WA 98029

JOB NO: 1802
ISSUE DATE: 9/30/2020

Jurisdiction Stamp Area

ARCHITECTURAL SITE DETAILS

G1.02 SW

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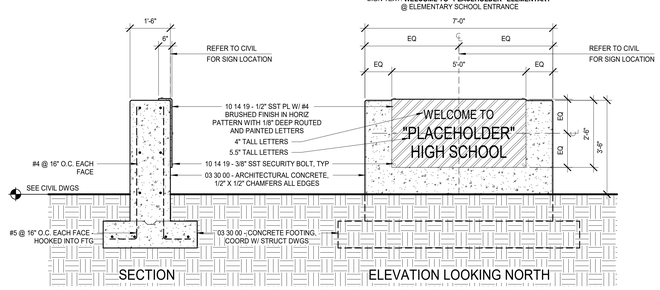
IMC 18.11.160 - COMMUNITY FACILITIES SIGNS.

1. Thirty-two (32) square feet maximum area, fifteen (15) feet maximum height above grade.

SIGN TEXT: **WELCOME TO "PLACEHOLDER" HIGH SCHOOL**
@ HIGH SCHOOL ENTRANCE
SIGN TEXT: **WELCOME TO "PLACEHOLDER" ELEMENTARY**
@ ELEMENTARY SCHOOL ENTRANCE



26 HIGH SCHOOL WALL SIGN
1/2" = 1'-0"

IMC 18.11.110 - MAX LETTER SIZE FOR PRIMARY SIGNS

Each sign on the primary frontage shall have maximum letter size as follows:
A. Twelve (12) inch max for signs zero (0) to ten (10) feet from primary street.
B. Eighteen (18) inch max for signs ten (10) to twenty-five (25) feet from primary street.
C. Twenty-four (24) inch max for signs twenty-five (25) to fifty (50) feet from primary street.
D. Thirty-six (36) inch max for signs fifty (50) to one hundred (100) feet from primary street.
E. Forty-eight (48) inch max for signs over one hundred (100) feet from primary street.

IMC 18.11.120 - SIGN ILLUMINATION.

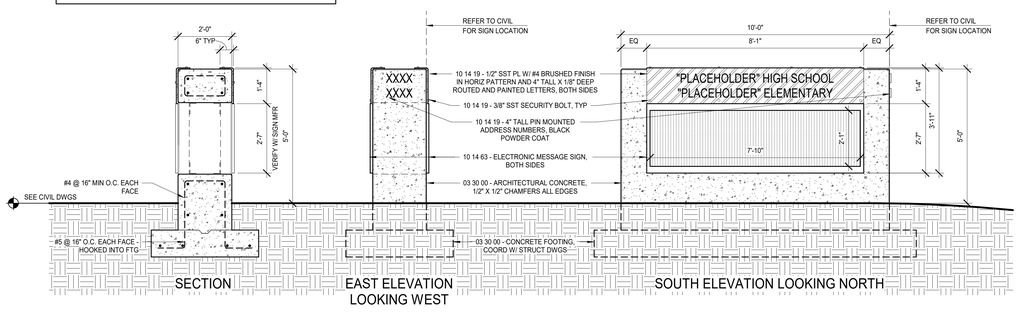
Lighting for signs shall be held to the minimum needed to convey the sign's message. Sign lighting shall not be so bright and distracting as to be a traffic hazard.

IMC 18.11.160 - COMMUNITY FACILITIES SIGNS.

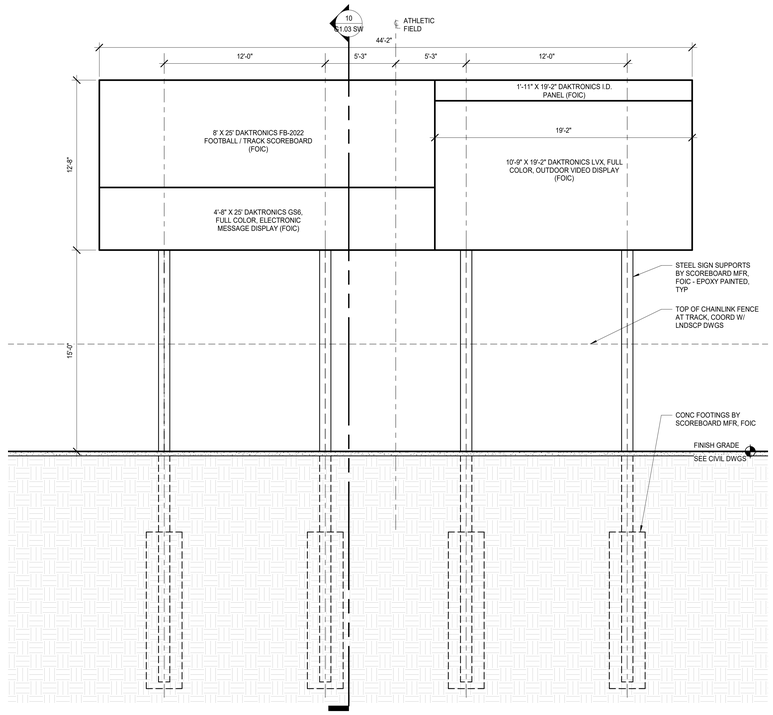
1. Thirty-two (32) square feet maximum area, fifteen (15) feet maximum height above grade.
2. Readerboards shall count as part of the sign square footage.

IMC 18.11.165 - COMMUNITY FACILITIES ELECTRONIC READERBOARDS.

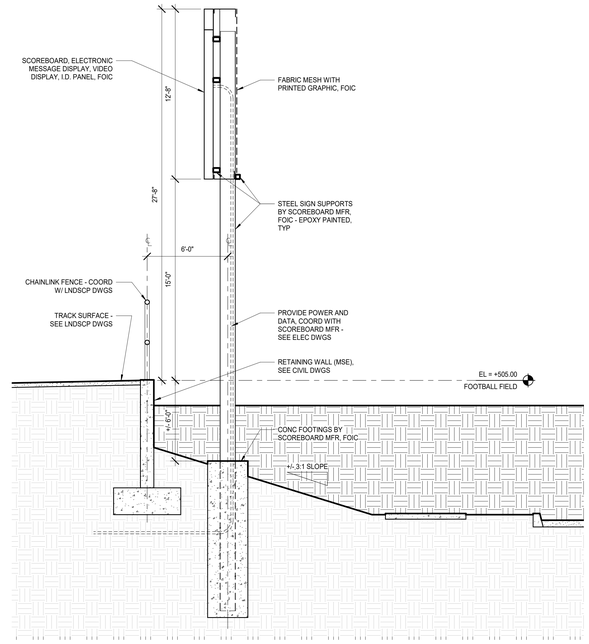
1. Twenty-four (24) square feet maximum area of electronic display.
2. Readerboard sign shall have no more than two (2) faces.
3. fifteen (15) feet maximum height for wall electronic readerboards.



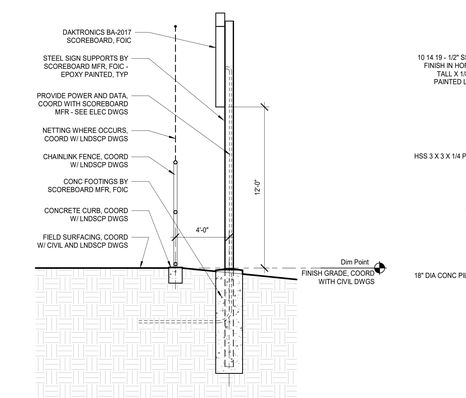
14 ENTRY WALL SIGN
1/2" = 1'-0"



22 FOOTBALL / TRACK SCOREBOARD (ALTERNATE A1)
1/4" = 1'-0"



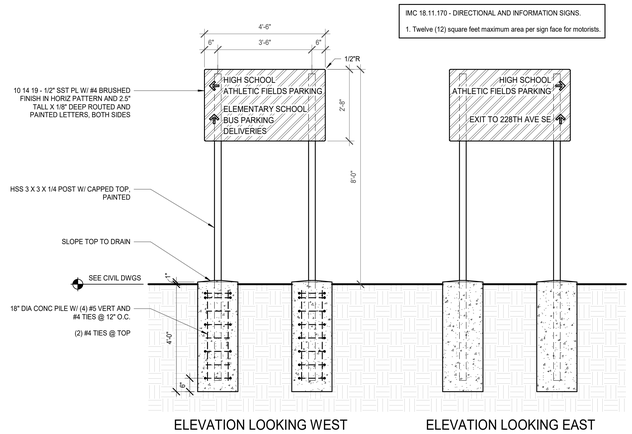
10 FOOTBALL / TRACK SCOREBOARD - SECTION (ALTERNATE A1)
1/4" = 1'-0"



18 SOFTBALL SCOREBOARD
1/4" = 1'-0"

IMC 18.11.170 - DIRECTIONAL AND INFORMATION SIGNS.

1. Twelve (12) square feet maximum area per sign face for motorists.



12 SITE DIRECTIONAL SIGN
1/2" = 1'-0"

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#	REVISIONS	DATE
1	DRAWING ADJUSTMENTS	09/18/2020

ISSAQUAH SCHOOL DISTRICT NO. 411

HIGH SCHOOL #4

4221 228TH AVE SE,
ISSAQUAH, WA 98029

JOB NO: 1802
ISSUE DATE: 9/30/2020

Jurisdiction Stamp Area

PERMIT DOCUMENTS

ARCHITECTURAL SITE DETAILS

G1.03 SW

5/12/2021 11:10:59 AM